

SUMMARY OF PROPOSED COMMITTEE DRAFT:

Resolution 16-319

**GRANTING A SPECIAL MANAGEMENT AREA (SMA) USE PERMIT TO INSTALL
UPGRADES TO THE WAIKAPOKI WASTEWATER PUMP STATION.**

THE PROPOSED CD1 makes the following amendments:

- A. In the first WHEREAS clause: (1) adds that the Project site is zoned R-10 Residential District, and (2) conforms the TMK number to the conventional format.
- B. Adds December 5, 2016 as the date the DPP completed its report and transmitted its findings and recommendation of approval to the Council.
- C. Adds December 6, 2016 as the date the Council received the DPP's findings and recommendations report, and references Departmental Communication 783.
- D. In Condition B, consistent with the DPP's recommendation, adds a provision requiring the Applicant to implement a proactive archaeological monitoring program that includes detailed documentation and protocol for managing inadvertently discovered archeological resources.
- E. In Condition C, consistent with the DPP's recommendation, adds a provision requiring the Applicant to use new energy efficient LED lights that are shielded and directed downward to mitigate disturbance to fauna and prevent light from directly illuminating or projecting across property boundaries toward Keaahala Stream, Makani Kai Marina, and Kaneohe Bay.
- F. In Condition E, clarifies that "daytime" means during daylight hours.
- G. In Condition F, consistent with the DPP's recommendation, adds a provision requiring the Applicant to implement mitigation measures to prevent siltation and construction debris from entering the aquatic environment, including Keaahala Stream, Makani Kai Marina and Kaneohe Bay. Also requires that development permit applications detail the BMPs.
- H. In the BE IT FINALLY RESOLVED clause, adds Robert J. Kroning as the DDC Director, and the address for the State Office of Planning.
- I. Adds Exhibits A-1 and A-2, and refers to Exhibits A-1 through A-2, and B-1 through B-6 in Condition A.
- J. Makes miscellaneous technical and non-substantive amendments.



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 16-319, CD1

RESOLUTION

PROPOSED

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO INSTALL UPGRADES TO THE WAIKAPOKI WASTEWATER PUMP STATION.

WHEREAS, on September 16, 2016, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2016/SMA-52) of the City and County of Honolulu Department of Design and Construction (herein referred to as the "Applicant") for a Special Management Area ("SMA") Use Permit, to allow upgrades to the Waikapoki Wastewater Pump Station, consisting of the replacement of two existing pumps with two higher capacity pumps; modifications to and rehabilitation of the existing wetwell; replacement of the existing pump station piping; renovation of the existing pump station building to include an electrical/motor control center room; construction of a new emergency generator building to house a new diesel engine generator; installation of a new fuel tank, a new underground electrical ductline, and manholes; and other miscellaneous equipment improvements, on land zoned R-10 Residential District, located at 45-919 Waialele Road, Kaneohe, Oahu, and identified as Tax Map Key 4-5-003: 010 (herein referred to as the "Project"); and

WHEREAS, on November 2, 2016, the DPP held a public hearing which was attended by the two representatives of the Agent, three representatives of the Applicant, and DPP staff; no public testimony was received at the hearing; and

WHEREAS, on December 5, 2016, within 20 working days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu ("ROH"), and Sections 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on December 6, 2016, by Departmental Communication 783, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Use Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Use Permit be issued to the Applicant for the Project, subject to the following conditions:

- A. Construction and operation of the Waikapoki Wastewater Pump Station, and other site improvements must be in general conformity with the Project as



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described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A-1 through A-2, and B-1 through B-6 attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that has a significant effect on coastal resources addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Use Permit. Any change that does not have a significant effect on coastal resources will be considered a minor modification and therefore permitted under this resolution, upon review and approval by the DPP Director.

- B. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the Department of Land and Natural Resources ("DLNR"), State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

The Applicant shall implement a proactive archaeological monitoring program that includes detailed documentation and a protocol for managing inadvertently discovered archaeological resources.

- C. Artificial light from exterior light fixtures, including, but not necessarily limited to floodlights, uplights, or spotlights used for safety, decorative, or aesthetic purposes, are prohibited if the light directly illuminates or is directed to project across property boundaries toward Keaahala Stream, Makani Kai Marina, and the waters of Kaneohe Bay, except as may otherwise be permitted pursuant to Section 205A-71(b), HRS.

The Applicant shall use new energy efficient LED lights that are shielded and directed downward to minimize disturbance of fauna and prevent light from directly illuminating or projecting across property boundaries toward Keaahala Stream, Makani Kai Marina, and the waters of Kaneohe Bay.

- D. Prior to any site work, the Applicant shall conduct surveys to determine the presence and location of seabird nesting areas within the Project site. No potentially disruptive activities may occur during the seabird breeding season (from August through October) or in the vicinity of any identified nests of protected seabirds. Observations of any threatened or endangered species in the Project area during site preparation and construction must be reported to the State DLNR, Division of Aquatic Resources, and the U.S. Fish and Wildlife Service ("USFWS").



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- E. All site work and/or construction activities are limited to daytime (daylight) hours only.
- F. The Applicant shall implement infiltrative technology best management practices ("BMPs") and construction processes to control erosion and sedimentation, and to protect endangered and protected species, as specified by the USFWS and DLNR Division of Aquatic Resources. Mitigation measures must include the prevention of siltation and construction debris from entering the aquatic environment, including Keaahala Stream, Makani Kai Marina, and the waters of Kaneohe Bay. Development permit applications, including but not limited to building, grading, and grubbing permit applications, must detail the BMPs.
- G. Established vegetation along the Keaahala Stream bank must be maintained and cannot be removed without prior review and approval by the DPP Director.
- H. To minimize impacts to the Hawaiian hoary bat's habitat, woody plants greater than 15 feet in height cannot be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15).
- I. Prior to the issuance of building permits for the new structures, the Applicant shall obtain a zoning waiver from the DPP, as required for the Project.
- J. Approval of this SMA Use Permit does not constitute compliance with Land Use Ordinance ("LUO") or other governmental requirements, including building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the Project approved under this SMA Use Permit comply with all applicable LUO and other governmental provisions and requirements.



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BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Ayako Kawabata, HDR Engineering, Inc., 1132 Bishop Street, Suite 1200, Honolulu, Hawaii 96813; Robert J. Kroning, Director of Design and Construction, 650 South King Street, 11th Floor, Honolulu, Hawaii 96813; the Acting Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; and Leo R. Asuncion, Jr., Acting Director of the State Office of Planning, 235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813.

INTRODUCED BY:

Ernest Martin (br)

DATE OF INTRODUCTION:

December 6, 2016
Honolulu, Hawaii

Councilmembers

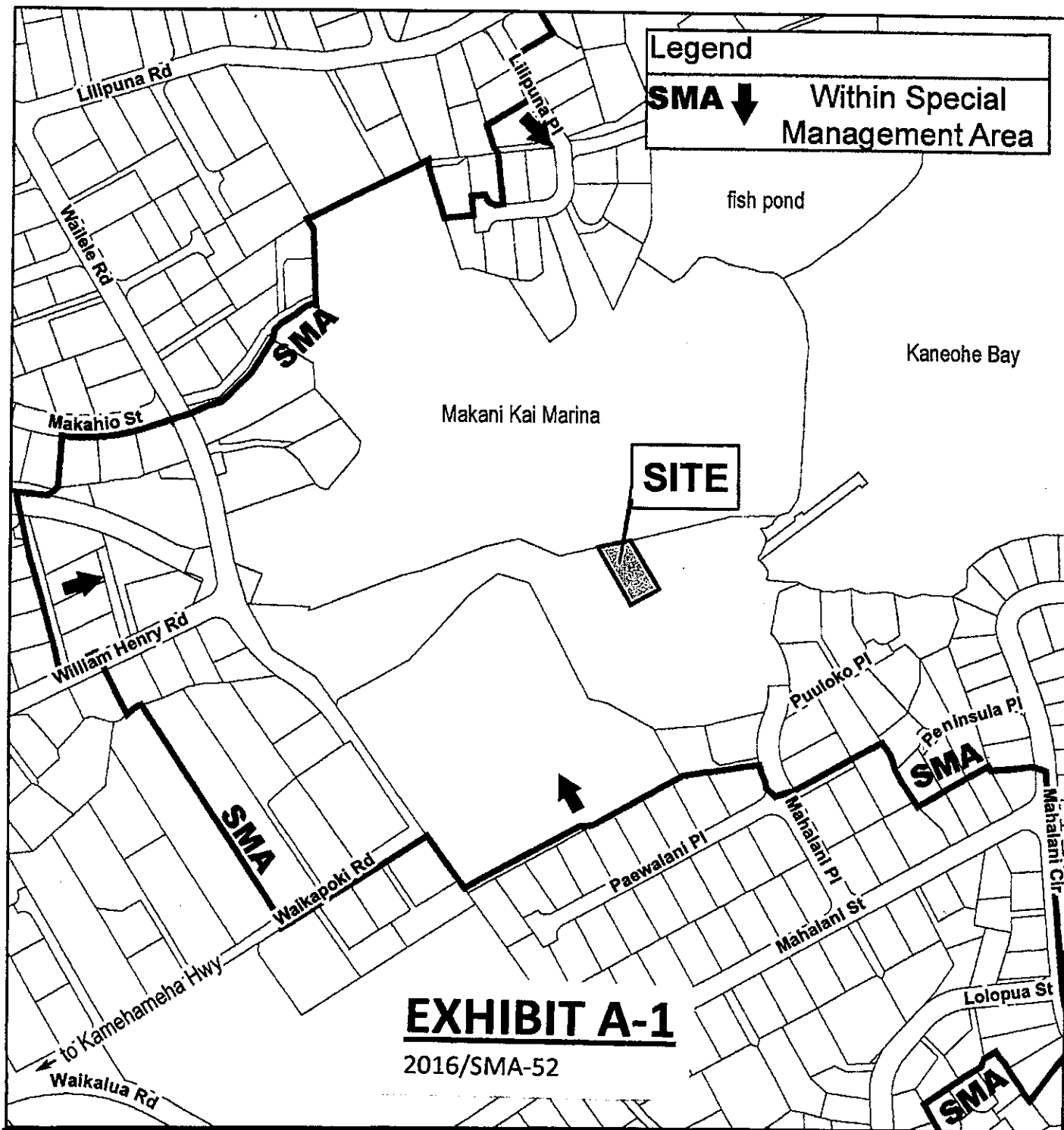
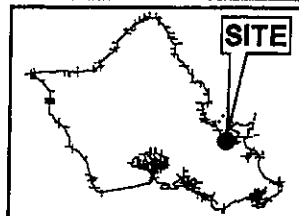
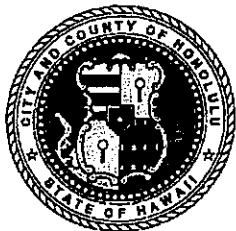


EXHIBIT A-1

2016/SMA-52



VICINITY MAP

300 150 0 300
Scale in feet



LOCATION MAP Kaneohe

WAIKAPOKI WASTEWATER PUMP STATION

TAX MAP KEY(S): 4-5-003:010

FOLDER NO.: 2016/SMA-52

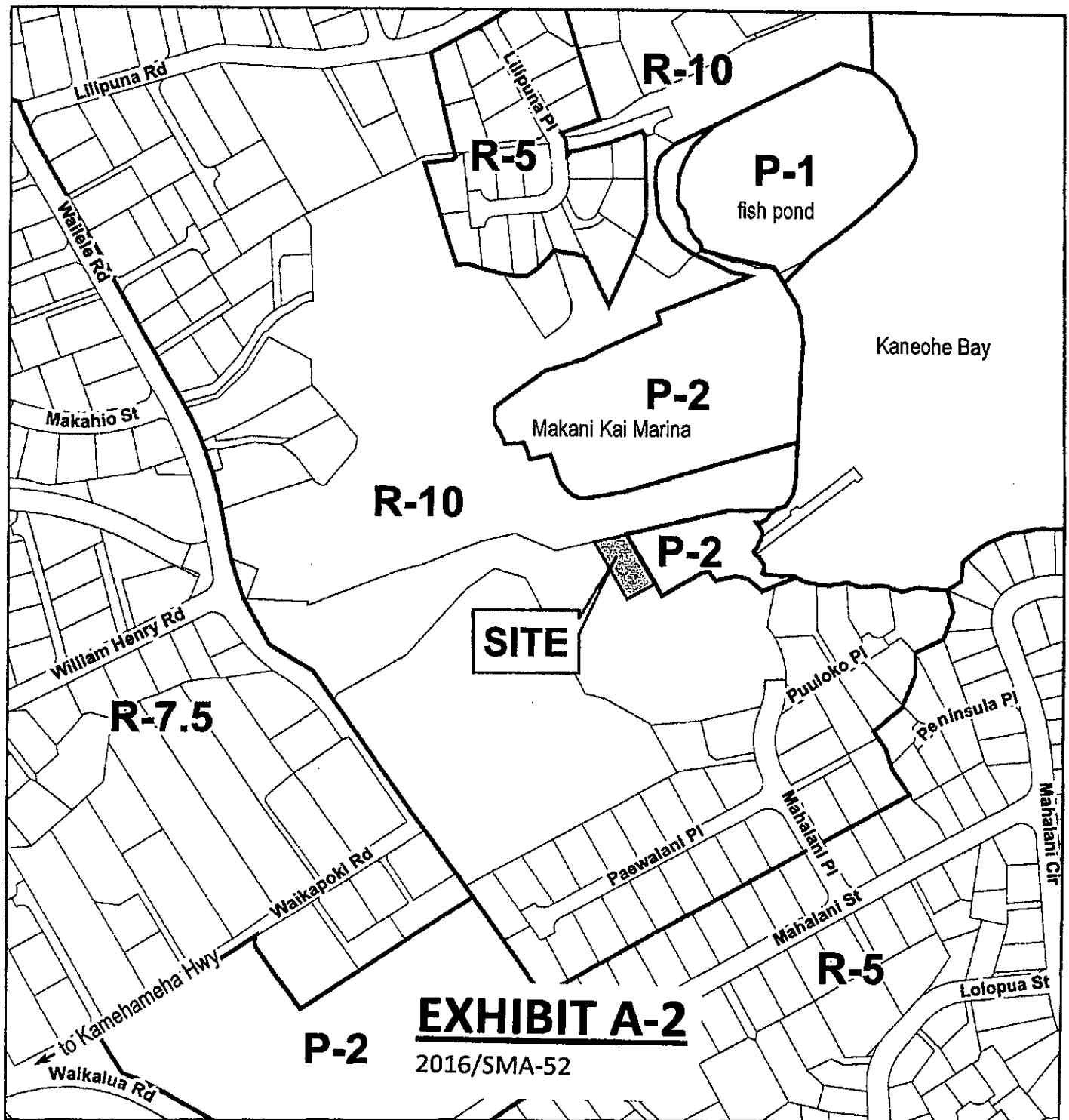
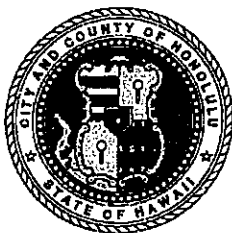
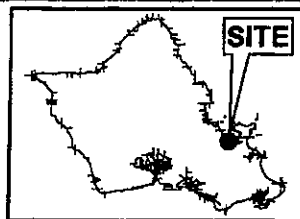


EXHIBIT A-2 2016/SMA-52



300 150 0 300
Scale in feet



VICINITY MAP



PORTION OF **EXISTING ZONING MAP** (HEEIA - KANEOHE - MAUNAWILI)

TAX MAP KEY(S): 4-5-003:010

FOLDER NO.: 2016/SMA-52

07/31/16

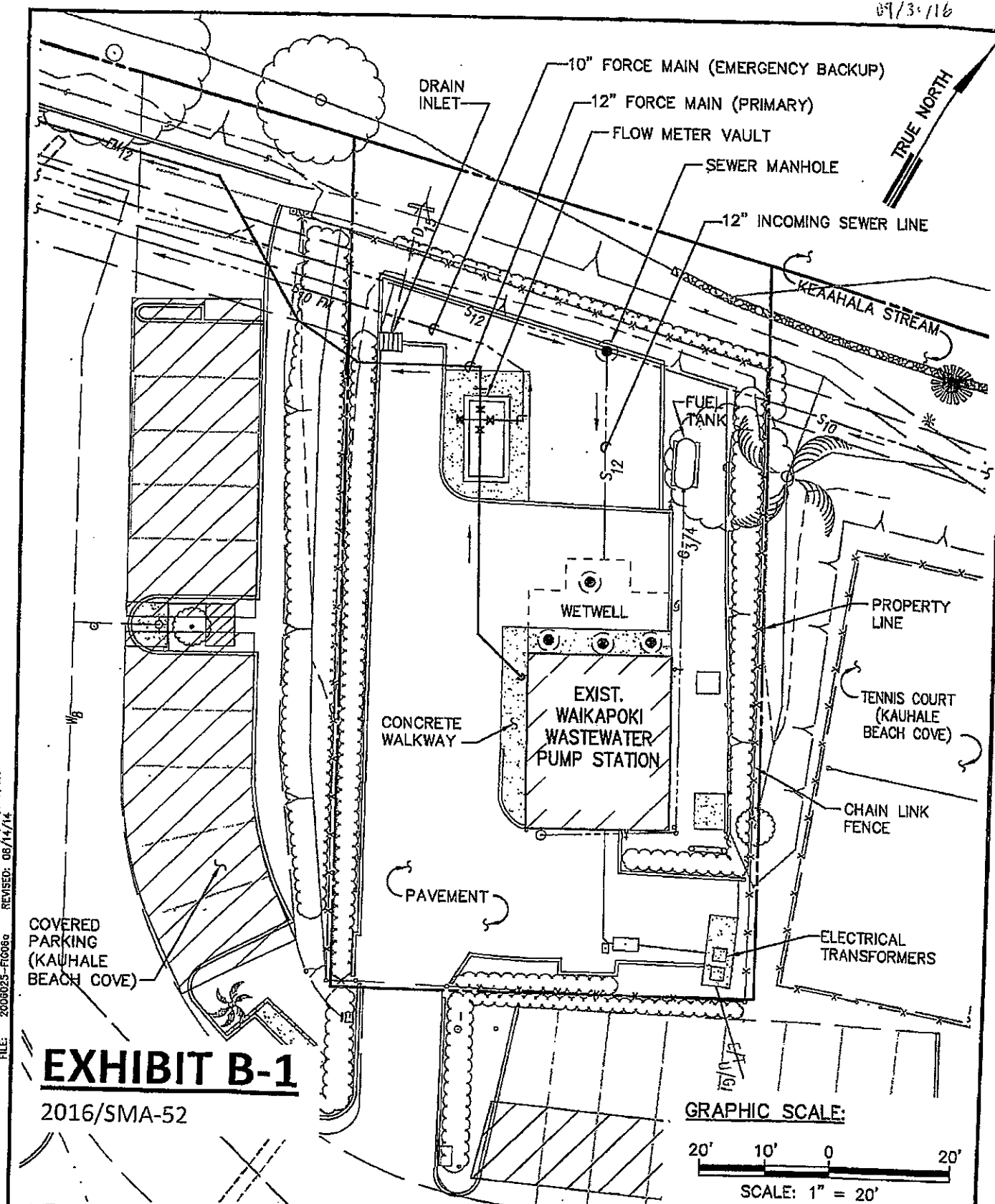
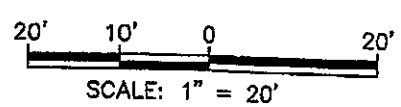


EXHIBIT B-1

2016/SMA-52

GRAPHIC SCALE:



DATE: 01/21/07
 SCALE: 1" = 1'
 FILE: 2008025-FIG06g

PM: AK
 OPER: BTYLLFALSKU, INC
 REVISED: 08/14/14



WAIKAPOKI WWPS UPGRADE
 KOOLAUPOKO, KANEHE, OAHU, HAWAII

**EXISTING WAIKAPOKI WWPS
 SITE PLAN**

**FIGURE
 2A**

09/10/16

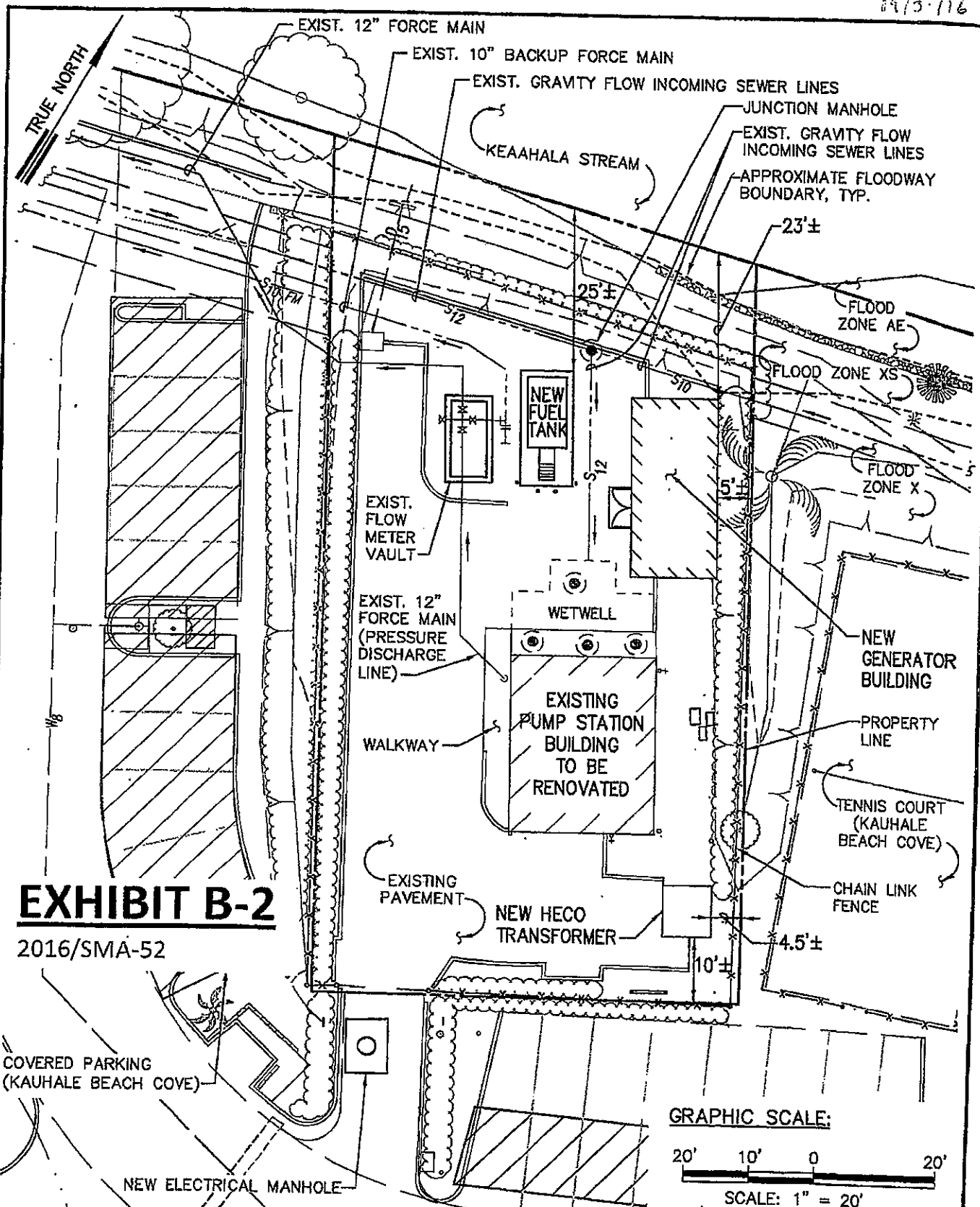
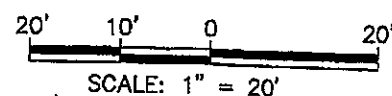


EXHIBIT B-2

2016/SMA-52

GRAPHIC SCALE:



AK
BTY:RIM-1MC
OPER: 08/14/14
REVISED: 08/14/14
DATE: 01/20/14
SCALE: 1" = 1'
FILE: 2011031-001A



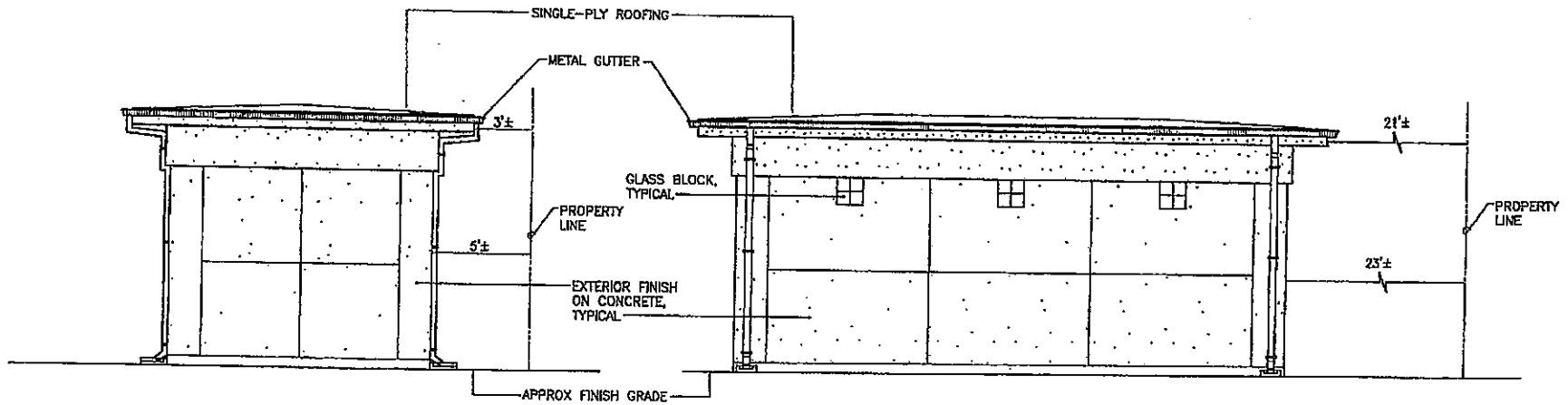
WAIKAPOKI WWS UPGRADE
KOO LAUPOKO, KANE OHE, OAHU, HAWAII

PROPOSED WAIKAPOKI WWS
SITE PLAN

FIGURE
3A

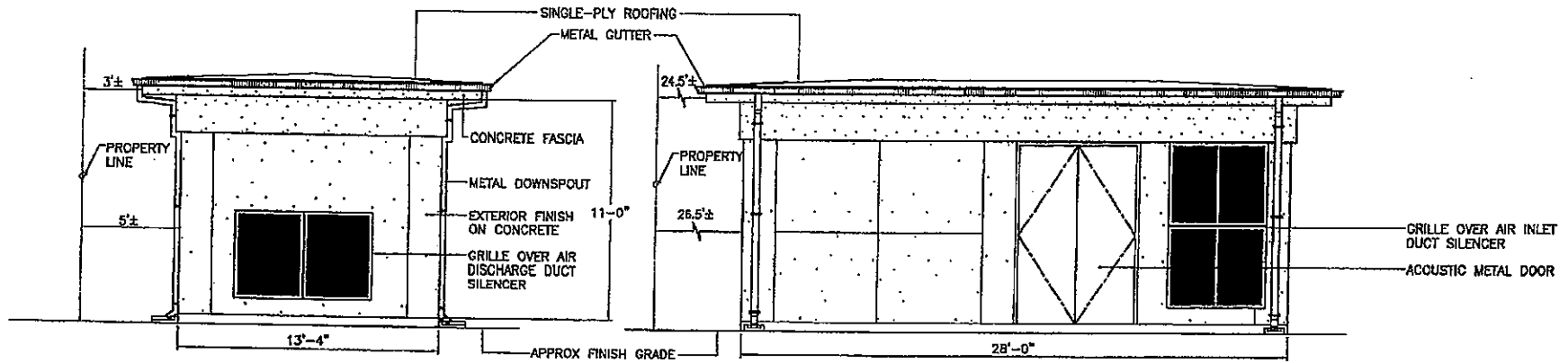
01/30/16

DATE: 01/22/16
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 PKL: WPC
 AC: 01/20/16



SOUTHEAST ELEVATION

NORTHEAST ELEVATION



NORTHWEST ELEVATION

SOUTHWEST ELEVATION

NOTE:
 BUILDING COLORS TO MATCH COLOR SCHEME OF KAUHALE
 BEACH COVE TOWNHOUSE BUILDINGS AND TO BE APPROVED
 BY TOWNHOUSE ASSOCIATION'S BOARD OF DIRECTORS.

EXHIBIT B-3

2016/SMA-52

GRAPHIC SCALE:

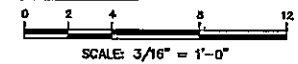


FIGURE
6A

GENERATOR BUILDING
ELEVATION VIEW

WAKAPOKI WPPS UPGRADE
 WOLAHUPOKO, KAUAI, OAHU

FD3

DATE: 02/23/16
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 FILE: 2008025-FIG3-3R1
 PM: AK
 OPER: FANSHU, MC, DK
 REVISED: 03/02/16

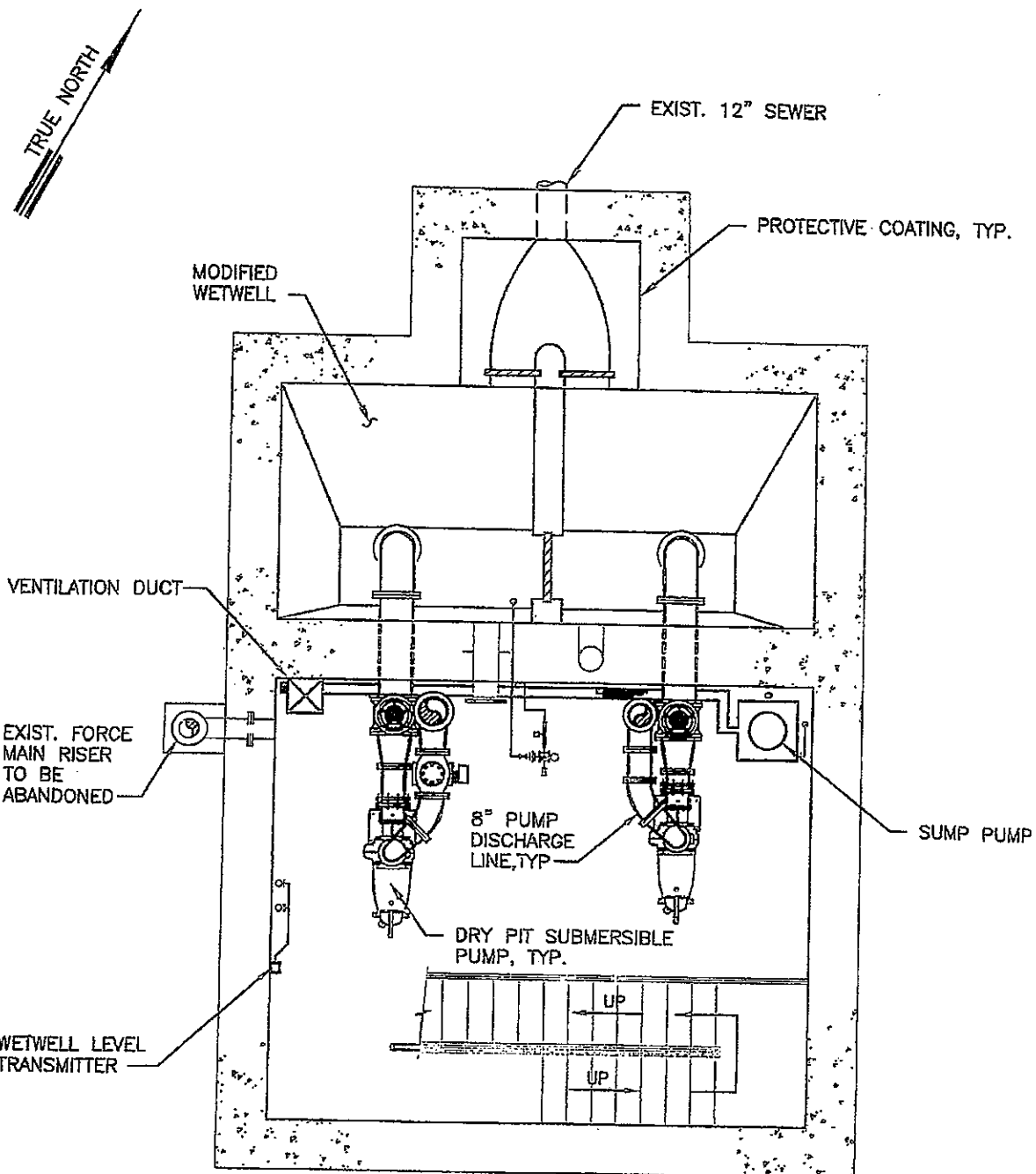
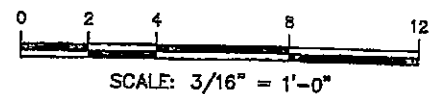


EXHIBIT B-4

2016/SMA-52

GRAPHIC SCALE:



WAIKAPOKI WWPS UPGRADE
 KOOLAUPOKO, KANEHE, OAHU, HAWAII

PUMP STATION BUILDING
 BOTTOM FLOOR PLAN

FIGURE
 4

DATE: 06/25/14
 DRAWN BY: JMS
 SCALE: 3/16" = 1'-0"
 FILE: 160625-103-14
 REVISION: 01/23/16

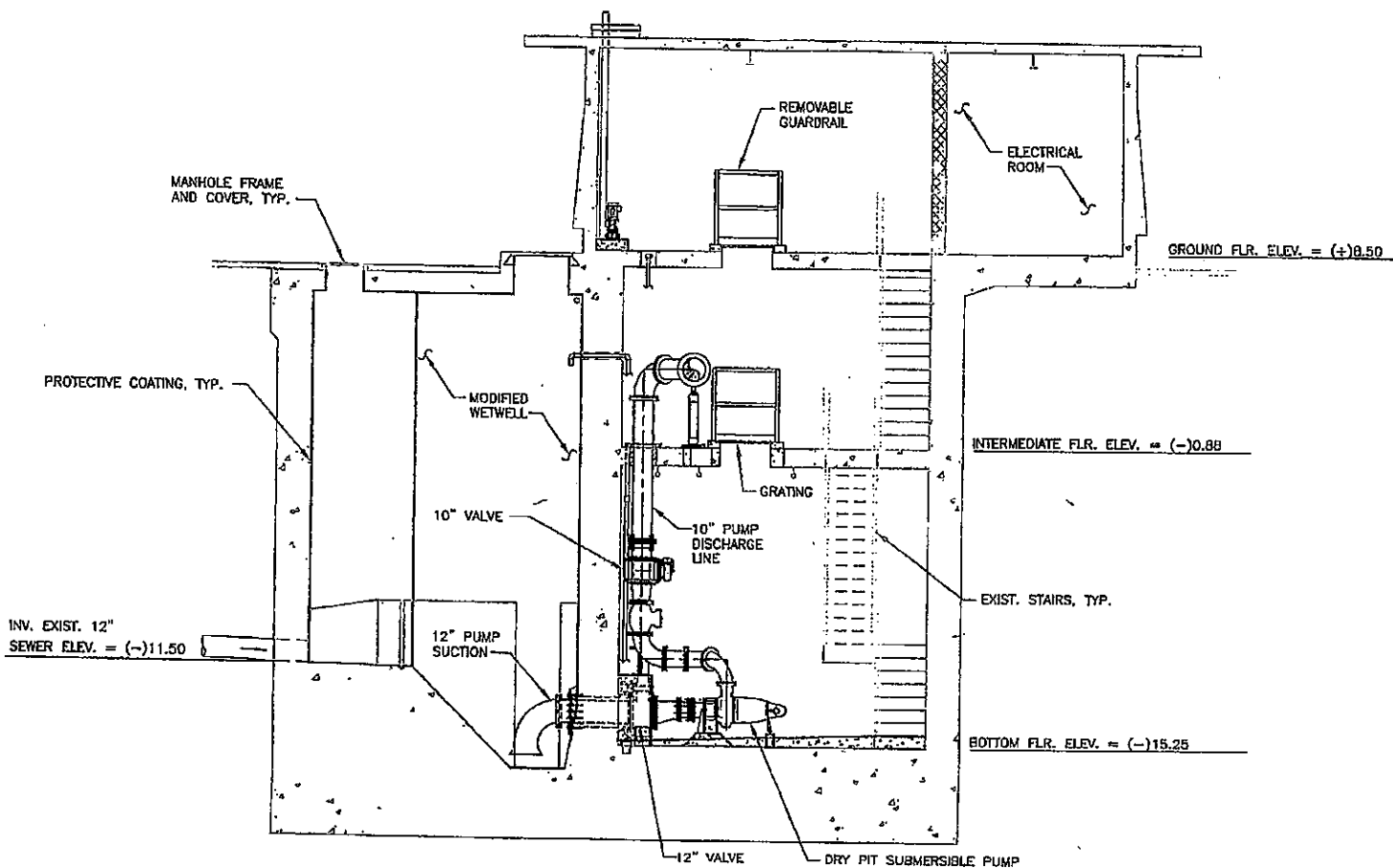


EXHIBIT B-5
 2016/SMA-52

GRAPHIC SCALE:

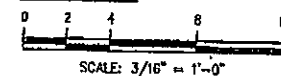


FIGURE
5

PUMP STATION BUILDING
SECTION PLAN

WAKAPOKI WPPS UPGRADE
 KOOLAUPOKO, KANEHELE, OAHU

CD

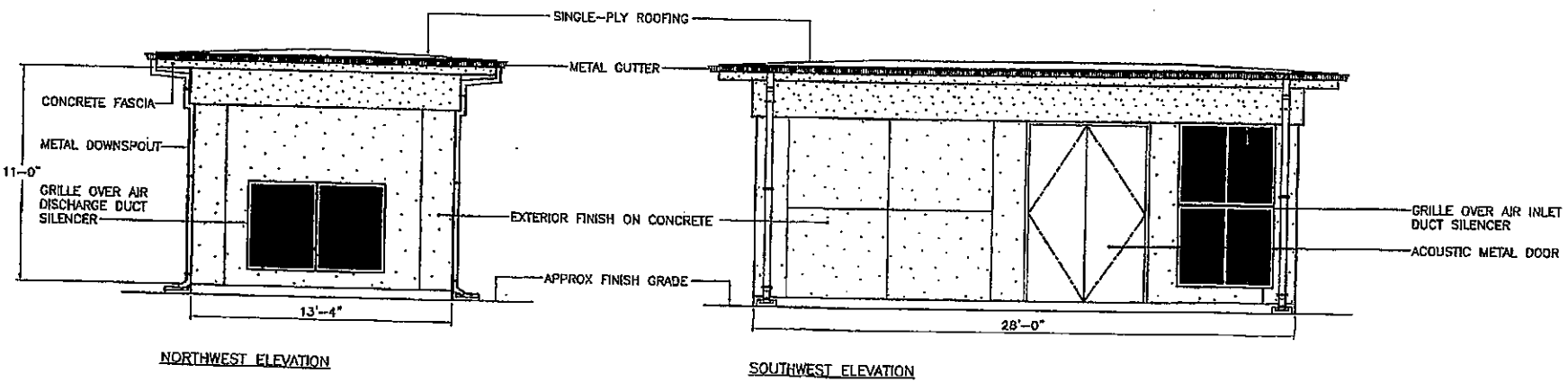
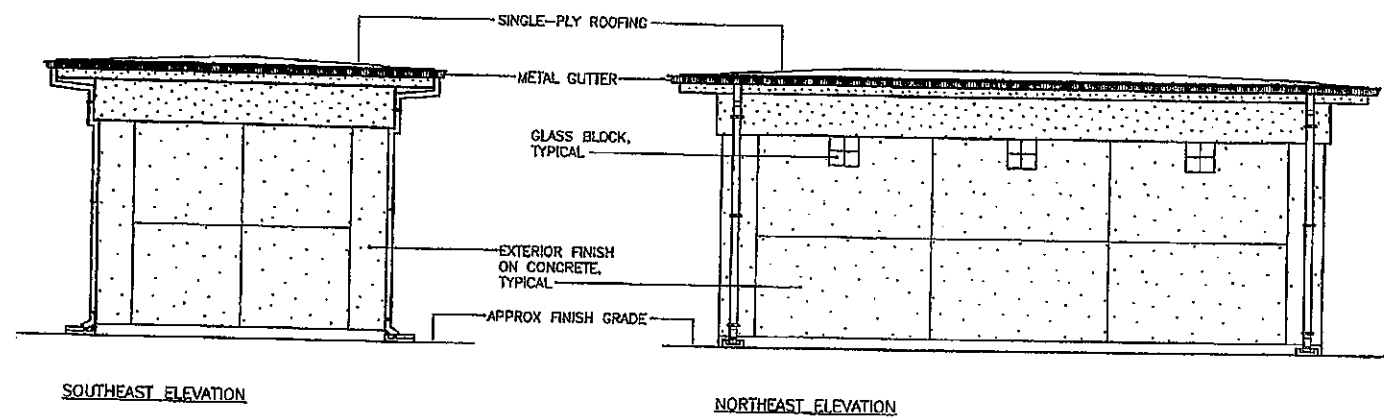
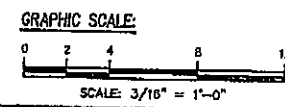


EXHIBIT B-6
2016/SMA-52

NOTE:
BUILDING COLORS TO MATCH COLOR SCHEME OF KAUHALE
BEACH COVE TOWNHOUSE BUILDINGS AND TO BE APPROVED
BY TOWNHOUSE ASSOCIATION'S BOARD OF DIRECTORS.



DATE: 02/25/14
SCALE: 1/8" = 1'-0"
FILE: 2006051-003